

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2008-0039

**HLC DATE:**

December 15, 2008

**PC DATE:**

January 27, 2009

**APPLICANT:** Vernon R. and Pamela Pruitt Whittington, owners

**HISTORIC NAME:** Morrison-Smith House

**WATERSHED:** Waller Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 4615 Caswell Avenue

**ZONING FROM:** SF-3-NCCD to SF-3-H-NCCD

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan combining district (SF-3-NCCD-NP) to single family residence – Historic Landmark – neighborhood conservation, neighborhood plan combining district (SF-3-H-NCCD-NP) zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to single family residence – Historic Landmark – neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Vote: 5-0 (Arriaga ill; Cuppett absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from single family residence, neighborhood conservation, neighborhood plan (SF-3-NCCD-NP) combining district to single family residence – Historic Landmark – neighborhood conservation, neighborhood plan (SF-3-H-NCCD-NP) combining district zoning. Vote: 9-0.

**DEPARTMENT COMMENTS:** The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

**CITY COUNCIL DATE:** February 12, 2009

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Hyde Park Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The ca. 1920 house is a good example of a substantial brick bungalow, retains its historic appearance and integrity, and is associated with the pioneer Saul family of Williamson County and the pioneer Smith family of the Swedish settlement of Kimbro in northeastern Travis County.

**Architecture:**

One-story cross-plan, cross-gabled brick bungalow with a prominent front gable containing a partial-width inset porch; single and banded 1:1 fenestration with a picture window framed with 1:1 windows in the inset porch and on the north elevation; side-gabled porte-cochere to the north (left) elevation.

**Historical Associations:**

The house was built around 1920 for William and Mary Morrison, who had married a year before. Mary Morrison was born Mary Saul in Austin, but was orphaned as a teenager and went with her two brothers to Williamson County to live with relatives. The Saul family pioneered the area around Brushy Creek in Williamson County and was prominent in the cattle business. Mary's father was a cattleman who drove cattle to the markets and railroads in Kansas in the 1870s from Williamson County. Mary married Roy Walker in 1900, and built a large house in Williamson County in 1905, but then filed for divorce in Travis County in 1915, and in 1919, married William Morrison, a traveling salesman. Mary and William had this house built in 1920, but unfortunately, Mary passed away that same year while sitting inside her automobile on Congress Avenue during an election party. Her husband married again in 1923 and lived in this house until 1925, when they sold the property. J.B. Webb, a contractor, and his wife Josie purchased the property from Morrison, but only lived here for a year before selling it to Albert and Amanda Smith.

Albert Smith was born in Kimbro, in northeastern Travis County, to Swedish pioneers. Albert opened the first store in Kimbro and after helping establish the Kimbro Post Office, served as postmaster there for 8 years. Albert was also instrumental in the establishment of the Kimbro school, and founded the Kimbro Orchestra in 1901. Amanda Smith had been born in Sweden, but grew up in Kimbro, and married Albert Smith in 1905. They lived at Kimbro until they purchased this house in 1926. Both Albert and Amanda were very prominent in the Swedish community in Austin, serving on the executive board of the Scandinavian Free Church Association of Texas, and active in the Swedish Evangelical Free Church in Austin. After Albert's death in 1958, Amanda continued to live in this house until she passed away in 1963. Her grand-daughter, Evangeline Johnson McLemore, whose mother (Albert and Amanda's daughter) had married Howard Johnson of Mrs. Johnson's Doughnuts, inherited the house from Amanda's estate and lived here until 1979. Evangeline and her husband Charles owned the Boat Shop and Magnum Trailers in Austin. The current owners, Vernon and Pamela Pruitt Whittington, purchased the house in 1997. Vernon Whittington is a retired Methodist minister; Pamela is a Certified Public Accountant.

**PARCEL NO.:** 02201011170000

**LEGAL DESCRIPTION:** 82% of part of Lot D, a resubdivision of Lot 1, Block 12, Outlot 16, Division C, Ridgetop Annex

**ANNUAL TAX ABATEMENT:** \$6,523 (owner-occupied); city portion: \$1,586

**APPRAISED VALUE:** \$481,098

**PRESENT USE:** Single family residence

**CONDITION:** Excellent

**PRESENT OWNER:**

Vernon R. and Pamela Pruitt Whittington  
4615 Caswell Avenue  
Austin, Texas 78751

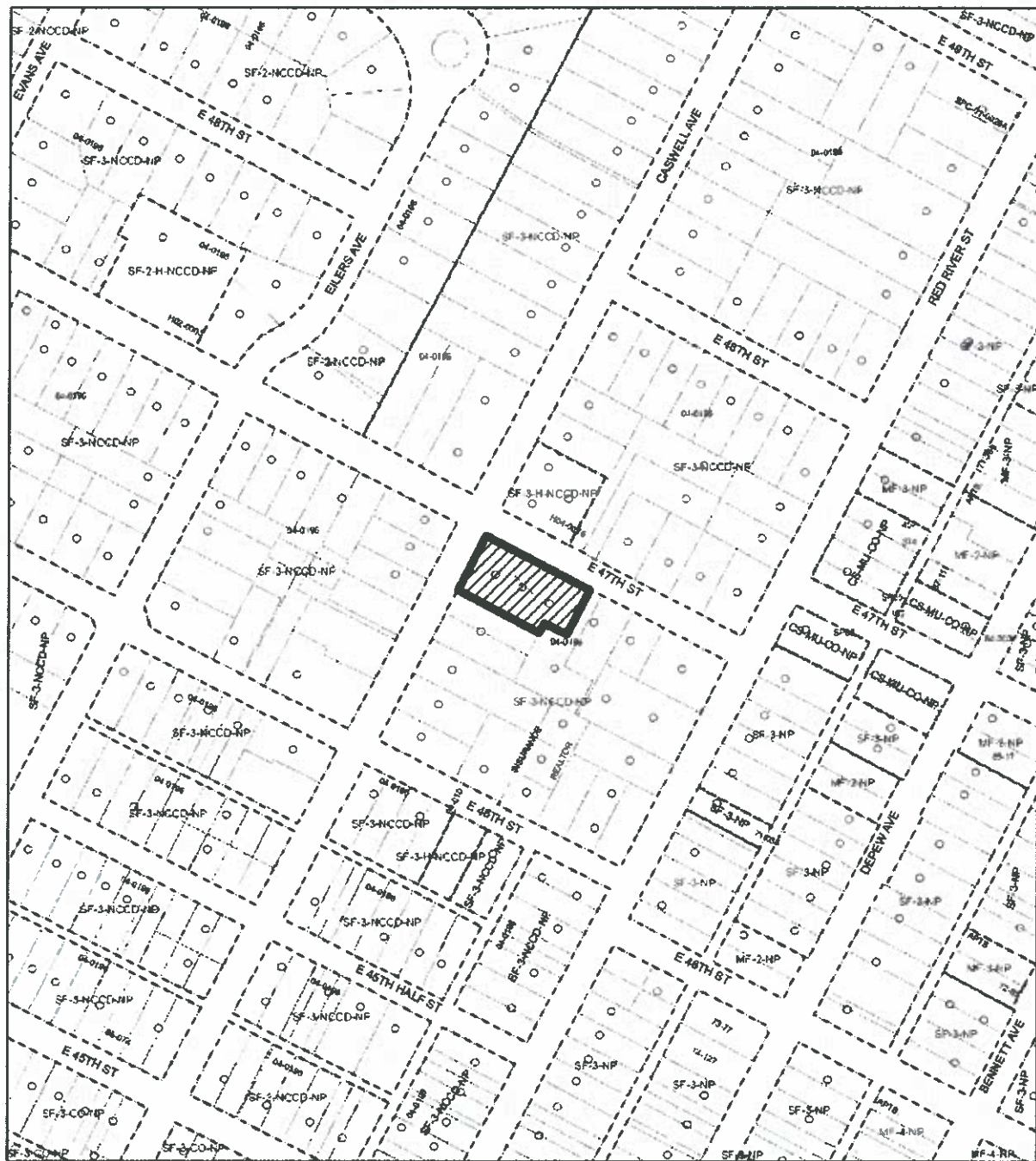
**DATE BUILT:** ca. 1920




**ALTERATIONS/ADDITIONS:** An addition was constructed by Albert F. Smith in 1941.

**ORIGINAL OWNER(S):** William and Mary Morrison (1920)

**OTHER HISTORICAL DESIGNATIONS:** None.

## LOCATION MAP

 $1'' \approx 400'$ 

 **SUBJECT TRACT**  
 **ZONING BOUNDARY**  
 **PENDING CASE**

OPERATOR: S. MEEKS

## HISTORIC ZONING

**ZONING CASE#:** C14H-2008-0039  
**ADDRESS:** 4615 CASWELL AVE  
**SUBJECT AREA:** 0.000 ACRES  
**GRID:** K25  
**MANAGER:** S. SADOWSKY



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Morrison-Smith House  
4615 Caswell Avenue  
ca. 1920

A.F. Smith			4615 Caswell
214	- -	12	Pt of 1 -
Ridge Top annex			
Addn to res.			
22172 - 7-10-41			
None			

Building permit to Albert F. Smith for the construction of an addition (1941)

**Application for  
HISTORIC ZONING  
(HISTORIC LANDMARK DESIGNATION)**

**for**

**4615 Caswell Avenue  
Austin, Texas**



**Vernon R. & Pamela Pruitt Whittington, Owners**

**November, 2008**

**CITY OF AUSTIN  
TRANSPORTATION, PLANNING AND SUSTAINABILITY DEPARTMENT**

**Revised June 30, 2002**

Attachment F.1 – Historical Documentation - Deed Chronology for 4615 Caswell Avenue

Date	Sold by	Sold to	Price	Description	Deed Record
09/06/1913	W. T. Caswell	Nolley E. Wainwright Tennie Wainwright	\$1,000	Lots 1 & 2 in Block 12 of Ridgetop Annex Plat Book 2, page 211	Vol 258 Page 226
07/06/1914	Nolley E. Wainwright Tennie Wainwright	G. H. P. Showalter	\$2,500	Lots 1 & 2 in Block 12 of Ridgetop Annex Plat Book 2, page 211	Vol 267 Page 370
04/19/1919	G. H. P. Showalter Lena E. Showalter	Mrs. Mary Saul Walker <sup>1</sup>	\$2,500	Lots 1 & 2 in Block 12 of Ridgetop Annex Plat Book 2, page 211	Vol 308 Page 44
01/07/1922	John Saut (brother of Mary Saul Walker Morrison - DOD 08/28/1920)	W. J. Morrison Anne D. Morrison	\$2,500	Lots 1 & 2 in Block 12 of Ridgetop Annex Plat Book 2, page 211	Vol 332 Page 418
04/04/1925	W. J. Morrison Anne D. Morrison	J. B. Webb Josie Webb	\$13,250	Lot 1 & West 1/2 of Lot 2 in Block 12 of Ridgetop Annex Plat Book 2, page 211	Vol 372 Page 520
06/29/1926	J. B. Webb Josie Webb	Albert F. Smith Amanda Smith	\$14,000	Lot 1 & West 1/2 of Lot 2 in Block 12 of Ridgetop Annex Plat Book 2, page 211	Vol 393 Page 243
04/24/1964	Estate of Amanda Smith	Howard E. Johnson Evelyn M. Smith Johnson		Part D of the resubdivision of Lot 1, Block 12 of Ridgetop Annex (Vol 13/Page 26)	Vol 2778 Page 482
05/19/1964	Howard E. Johnson Evelyn M. Smith Johnson	Charles M. McLemore Evangeline Marie McLemore		Part D Resub of C & D of Lot 1, Block 12 (Vol 13/ Page 26)	Vol 2778 Page 479
10/29/1979	Charles M. McLemore Evangeline Marie McLemore	David Earl Holt Beth Holt	\$67,500	Part D Resub of C & D of Lot 1, Block 12 (Vol 13/ Page 26)	Vol 6763 Page 1463
11/12/1980	David Earl Holt Beth Holt	Roger T. Moore Kaye M. Moore	\$85,400	Part D Resub of C & D of Lot 1, Block 12 (Vol 13/ Page 26)	Vol 7189 Page 1933
11/02/1984	Roger T. Moore Suzanne Moore	Sue Ellen Bass	\$121,500	Part D Resub of C & D of Lot 1, Block 12 (Vol 13/ Page 26)	Vol 8895 Page 87
10/06/1997	Sue Ellen Bass	Vernon R. Whittington Pamela Pruitt Whittington		Part D Resub of C & D of Lot 1, Block 12 (Vol 13/ Page 26)	Vol 13034 Page 2439

<sup>1</sup> Mrs. Mary Saul Walker married W. J. Morrison and built the house in 1919-1920.

Attachment F.2 – Historical Documentation - Occupancy History for 4615 Caswell Avenue

Dates	Occupant Name	Own/ Rent	Occupation	Source
1920	W. J. Morrison Mary Saul Walker Morrison	Own	Traveling Salesman	Spring SWBT Co. Telephone Book
1921 - 1922	W. J. Morrison	Own	Traveling Salesman	Polk City Directory
1923 - 1925	W. J. Morrison Anne D. Morrison	Own	Traveling Salesman	SWBT Co. Telephone Books
1925 - 1926	J.B. Webb Josie Webb	Own	Contractor (Source: Death Certificate)	SWBT Co. Telephone Book
1926 - 1964	Albert F. Smith Amanda A. Smith	Own	Farmer	Polk City Directories
1964 - 1979	Charles M. McLemore Evangeline Marie McLemore	Own	The Boat Shop and Magnum Trailers - owner	Polk City Directories
1980	David Earl Holt	Own	Unknown	Deed Record
1981 - 1984	Roger T. Moore	Own	Moore, Nuhn, and More Advertising	Polk City Directory
1985 - 1986	Mike Parchman	Rent	Student	Polk City Directory
1987	Mike Navarro	Rent	Musician	Polk City Directory
1988 - 1989	Scott Attaway	Rent	Attaway Masonry	Cole's City Directory
1990	Amelia Cook	Rent	Unknown	Polk City Directory
1991 - 1996	Ken McKenzie Mary Talbot	Rent	Unknown	Cole's City Directory
1996	Andrew McBeth	Rent	Unknown	Polk City Directory
1997	Vacant	N/A	N/A	Cole's City Directory
1998 - Present	Vernon R. Whittington Pamela Pruitt Whittington	Own	Retired	Current Occupants

## Attachment F.3 Biographical Data on Owners and Occupants of 4615 Caswell Avenue

**Mary Louisa Saul Walker Morrison**  
(Lived at 4615 Caswell Avenue in 1920)

Mary Louisa Saul was born on December 5, 1879 in Austin, Texas. Her parents were John Saul and Melvina Louise Menielle. Mary was raised in the family home at 108 West Cherry Street (now West 16<sup>th</sup> Street) in Austin. When she was orphaned at age 13, she and her two brothers moved to Williamson County to live with their uncles. Additional information about the Saul family is provided on Page 3.

In 1900, Mary and Roy Walker were married in Williamson County.<sup>1</sup> In 1905, they had son, Eugene Saul Walker, who died shortly after his birth. Also in 1905, Mary and Roy had a large Victorian farm house built in Williamson County. In about 1915, Roy and Mary moved to Austin and lived at 1213 West 6<sup>th</sup> Street. In June, 1915, Mary petitioned for divorce in Criminal District Court in Travis County, and the divorce was granted.<sup>2</sup> The Summer 1918 Southwestern Bell Telephone Book shows Mrs. M.S. Walker lived at 910 West 23<sup>rd</sup> in Austin. The Spring 1919 Southwestern Bell Telephone Book shows Mrs. M.S. Walker lived at 208 ½ Street in Austin.



Mary Saul Morrison  
(Photo provided by  
Frances Overton Wolter,  
Mary's great-niece)

Mary purchased Lots 1 & 2 in Block 12 of Ridgetop Annex in April, 1919. It appears that William John Morrison and Mary were married during 1919, but the marriage license was not filed in Travis or Williamson Counties. Additional information is provided about William on Page 4. The 1920 City Directory shows that William J. Morrison and Mary S. Morrison lived at 208 ½ Street in Austin. However, the Spring 1920 Southwestern Bell Telephone Book shows them living at the Caswell address.



Mary Saul Morrison  
(Photo provided by  
Frances Overton Wolter,  
Mary's great-niece)

On August 29, 1920, Mary died at age 40 in her automobile, which was parked in front of Joseph's Drug Store on Congress Avenue.<sup>3</sup> The Austin Statesman reported the following headline, "Mrs. W.J. Morrison Dies While Sitting in her Automobile, Well Known Austin Woman Down Town to Hear Election Returns, Meets Tragic End." She had been ill for several years and the cause of death was

<sup>1</sup> Marriage Record – Roy Walker

<sup>2</sup> Divorce Petition and Decree

<sup>3</sup> Austin Statesman, August 29, 1920

**Attachment F.3 Biographical Data on Owners and Occupants of 4615 Caswell Avenue**

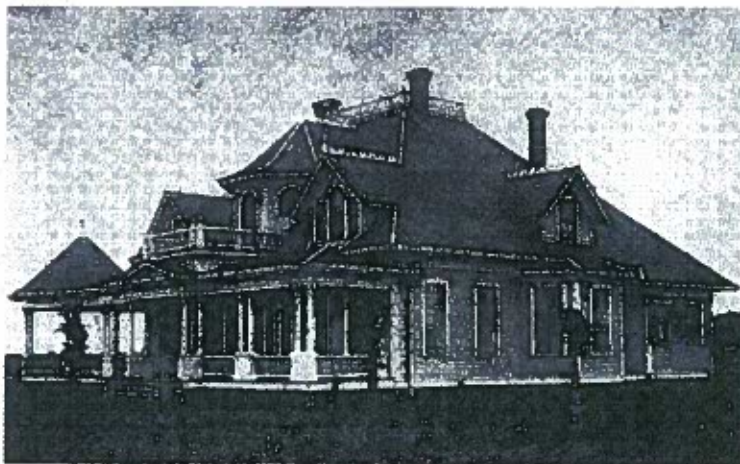
chronic Bright's Disease. Honorary Pall Bearers for Mary's funeral included Mr. Walter Wilcox, owner of Smith & Wilcox, and Judge Eugene Cartledge, a partner in the law firm of Cartledge & Wilcox.<sup>4</sup>

Probate records valued her total estate, including the home on Caswell Avenue and land in Williamson and Travis Counties, at \$103,249. The home was valued at \$2,500.

Mary was buried in Oakwood Cemetery in Austin next to her son, Eugene.

**List of Historical Records for Mary (attached to Application):**

- Family Tree
- Marriage Record – Roy Walker
- Divorce Petition and Decree
- Death Certificate
- Obituary



1905 Farm House Built in Williamson County by Mary and Roy  
(Photo provided by Patsy Overton, Mary's great-niece)

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<sup>4</sup> Mortuary Notice, Austin Statesman, August 30, 1920

## Attachment F.3 Biographical Data on Owners and Occupants of 4615 Caswell Avenue

## Saul Family in Travis and Williamson Counties

The Sauls were an important family in Williamson County dating back to the mid-1800s when Charles Saul and Louisa Dawson lived along the San Gabriel River. In 1850, they purchased land along Brushy Creek and were among the first settlers in that area. Charles and Louisa were Mary's grandparents. John Saul, their son, married Melvina Louise Menelle in 1870 in Austin. They had seven children, and three of the children - Mary and her brothers Eugene and John - survived to adulthood. Mary was raised in the family home at 108 West Cherry Street (now West 16<sup>th</sup> Street). John Saul, a cattleman, made his last trail drive in 1879.<sup>5</sup> In 1882, John Saul was killed in an accident during a cattle roundup on the Double Mountain Range Land.<sup>6</sup> Lou Saul, Mary's mother, died of tuberculosis in 1892 in Austin. Both of Mary's parents are buried in Oakwood Cemetery in Austin.<sup>7</sup>



Mary Saul in 1886 at age 7 with her mother and brothers, Eugene and John (Photo provided by Patsy Overton, Mary's great-niece)

Charles Saul and Louisa Dawson, and his parents, John Saul and Dacey Netherland are on the Williamson County Genealogical Society's List of Pioneers.<sup>8</sup> The Saul family was instrumental in settling the Brushy Creek area of Williamson County and they were wealthy land and cattle owners.

Charles and Louisa are buried in the Saul Family Cemetery in Williamson County. In April, 1983, a Texas Historical Marker was dedicated recognizing the cemetery and the Saul family's contribution to Texas and Williamson County.

## List of Historical Records for the Saul Family (attached to Application):

- "Saul" by Frances Overton Wolter published in Williamson County, Texas: Its History and Its People compiled and edited by Mrs. Jean Shroyer and Mrs. Hazel Hood for the Williamson County Genealogical Society, Inc. First Edition; pages 261 and 262
- "Saul's Last Trip Started 96 Years Ago, Cattle Drive Real Adventure" published in the Round Rock newspaper on October 23, 1975 (Provided by Patsy Overton, great-niece of Mary Saul.)
- Obituary for John Saul, Mary's father and Lou Saul, Mary's mother
- Photograph of the Saul Cemetery Texas Historical Marker

<sup>5</sup> Saul's Last Trip Started 96 Years Ago, Cattle Drive Real Adventure" published in the Round Rock newspaper on October 23, 1975 (Provided by Patsy Overton, great niece of Mary Saul.)

<sup>6</sup> Williamson County, Texas: Its History and Its People compiled and edited by Mrs. Jean Shroyer and Mrs. Hazel Hood for the Williamson County Genealogical Society, Inc. First Edition; pages 261 and 262 "Saul" by Frances Overton Wolter (great-niece of Mary Saul)

<sup>7</sup> Oakwood Cemetery Records, Austin, Texas

<sup>8</sup> [http://www.rootsweb.ancestry.com/~twcgs/Pioneer\\_List.htm](http://www.rootsweb.ancestry.com/~twcgs/Pioneer_List.htm)

## Attachment F.3 Biographical Data on Owners and Occupants of 4615 Caswell Avenue

**William John Morrison**  
(Lived at 4615 Caswell Avenue from 1920 to 1925)

William John Morrison was born in North Wales in on January 19, 1878. He immigrated to the United States in 1904.

The 1910 Census records indicate that William lived in Roby, Fisher County, Texas with his wife Myrtle. In 1913, they had a son, William Preston Morrison, in Dallas County. Dallas City Directories show that William and Myrtle lived in Dallas from 1913 to 1917. In 1918, William and Myrtle were listed at different addresses in Dallas, indicating that they divorced during 1917 or 1918. William listed a Dallas address on his World War I Draft Registration.

William appears for the first time in Austin after he married Mary Saul Walker in 1919.

William was a travelling salesman. He worked for Butler Bros., Hurst Bros. Co.<sup>9</sup>, and L. Jonas & Co.<sup>10</sup> He received his Masonic Degrees in Austin Lodge No. 12 in 1920.<sup>11</sup> On June 22, 1920, William received his Certificate of Naturalization in Dallas, Texas.<sup>12</sup>



William John Morrison  
(Photo provided by Johnny Morrison,  
William's grandson)

After Mary's death, William married Anne D. Stephen in 1923 and they lived in the home until 1925. William died in 1933 and is buried in Oakwood Cemetery Annex in Austin, Texas.

**List of Historical Records for William John Morrison (attached to Application):**

- Family Tree
- Birth Certificate
- 1913 Birth Record for William's son, William Preston Morrison
- World War I Draft Registration
- Austin, Masonic Lodge No. 12 records
- The United States of America, Certificate of Naturalization No. 1204493
- Death Certificate
- Obituary

<sup>9</sup> Dallas City Directories

<sup>10</sup> World War I Draft Registration

<sup>11</sup> Email from Victor Armstrong, Secretary, Austin Lodge No. 12

<sup>12</sup> The United States of America, Certificate of Naturalization No. 1204493

## Attachment F.3 Biographical Data on Owners and Occupants of 461S Caswell Avenue

**Albert F. Smith and Amanda Abrahamson Smith**  
(Lived at 461S Caswell Avenue from 1926 to 1963)

Albert Frank Smith was born on August 31, 1880 to William and Sofia Smith in Kimbro, Travis County, Texas. His parents were the first Swedish pioneers in Kimbro. Albert studied at Bethany College in Lindsborg, Kansas and graduated from the business school at Southwestern University in Georgetown, Texas. He was the first to open a store in Kimbro, which he owned and ran for 11 years. He was instrumental in establishing a post office in Kimbro, and he served as Post Master for eight years. Albert is credited with helping Kimbro to get its new school which was considered to be one of the largest and most modern schools in the countryside. He was active politically.<sup>13</sup> In 1901, Albert became the musical director of the Kimbro Evangelical Free Church and founded the Kimbro Orchestra.<sup>14</sup>



Smith Family  
(Photo from [www.SwedesinTexas.com](http://www.SwedesinTexas.com))

Amanda Abrahamson was born in Rysby parish, Smaland, Sweden on November 4, 1879. She and her family immigrated to the United States in 1888.<sup>15</sup> She lived in Kimbro with her parents until 1905 when she and Albert were married in Kimbro.<sup>16</sup>

Amanda and Albert lived in Kimbro, Travis County until they purchased the home at 461S Caswell Avenue in 1926. The family continued to be active in the Swedish Evangelical Free Church and Albert served on the Executive Board of the Scandinavian Free Church Association of Texas at the time of the Golden Jubilee in 1934.<sup>17</sup> City Directories indicate that Albert was a farmer. Amanda was very active in the First Evangelical Free Church in Austin where she played the piano for her Sunday School.<sup>18</sup>



Albert and Amanda Smith  
(Photo provided by  
Mrs. Helen Smith Richard, daughter)

<sup>13</sup> Swedes in Texas in Words and Pictures, 3<sup>rd</sup> Edition 2007 – WEB Translation, SIT Ref Page 1055 and photograph (<http://www.swedesintexas.com/>)

<sup>14</sup> The Swedish Texans, Larry E. Scott, pages 142-143

<sup>15</sup> Immigration Record for Amanda

<sup>16</sup> Marriage License

<sup>17</sup> Golden Jubilee, Swedish Evangelical Free Church of the U.S.A., 1884-1934, page 212

<sup>18</sup> Obituary for Amanda Smith

**Attachment F.3 Biographical Data on Owners and Occupants of 4615 Caswell Avenue**

Albert died on May 22, 1958. Amanda died on December 16, 1963. They are buried in Oakwood Cemetery in Austin. They had four daughters, Margaret Isabelle, Emma Sofia Adeline, Evelyn Marie, and Helen LaVerne.

List of Historical Records for Albert F. and Amanda Abrahamson Smith (attached to Application):

- Swedes in Texas In Words and Pictures, 3<sup>rd</sup> Edition 2007 – WEB Translation, SIT Ref Page 1055 and photograph (<http://www.swedesintexas.com/>)
- The Defender 1936 from the Austin History Center, page 233
- The Swedish Texans, Larry E. Scott, pages 142-143
- Immigration Record for Amanda
- Marriage License
- Golden Jubilee, Swedish Evangelical Free Church of the U.S.A., 1884-1934, page 212
- Obituaries for Albert and Amanda
- Death Certificate – Albert
- Death Certificate – Amanda

**Attachment F.3 Biographical Data on Owners and Occupants of 4615 Caswell Avenue**

**J.B. and Josie Webb**

**(Lived at 4615 Caswell Avenue from 1925 to 1926)**

J.B. and Josie Webb purchased the home from William and Anne Morrison. J.B. was an Austin contractor. They sold the home to the Smith family.

**Charles M. and Evangeline Marie Johnson McLemore**

**(Lived at 4615 Caswell Avenue from 1964 to 1979)**

Evangeline Johnson McLemore is the granddaughter of Albert and Amanda Smith. After Amanda's death in 1963, she inherited the home. Charles and Evangeline owned The Boat Shop and Magnum Trailers in Austin.

Evelyn Marie Smith, Evangeline's mother and the Smith's daughter, married Howard Emil Johnson of the Johnson Doughnut family.

**David Earl Holt**

**(Lived at 4615 Caswell Avenue in 1980)**

No information is available about David.

**Roger T. Moore**

**(Lived at 4615 Caswell Avenue from 1981 to 1984)**

Roger was a partner in the advertising firm, Moore, Nuhn, and More.

**Various Renters**

**(Lived at 4615 Caswell Avenue from 1984 to 1997)**

See Attachment F.2 Occupancy History for 4615 Caswell Avenue for the information that is available about the renters.

**Attachment F.3 Biographical Data on Owners and Occupants of 4615 Caswell Avenue**

**Vernon R. and Pamela Pruitt Whittington**  
(Lived at 4615 Caswell Avenue from 1998 to present)

Vernon is a retired United Methodist minister and Pamela is a Certified Public Accountant. Vernon was born in Wise County, Texas and Pam was born in Taylor County, Texas. They moved to Austin in 1982.

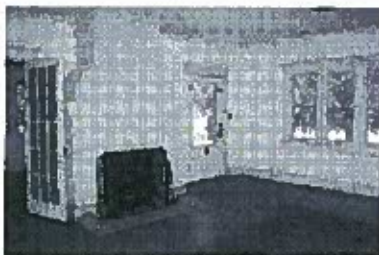
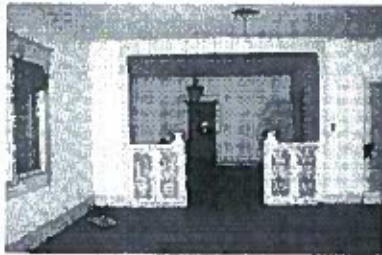
They began searching for a home in Central Austin in the summer of 1997. One late June day, Pam drove by the home and fell in love with it. After considerable discussion, they purchased the home in October. They were dedicated to restoring the home in keeping with its Arts and Crafts heritage and to having a comfortable home for today.

Below are photographs taken in June of 1997. On the following page are photographs of the interior taken in June of 1997 and in June of 2003 during the Hyde Park Historic Homes Tour.

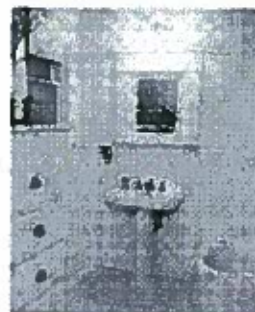
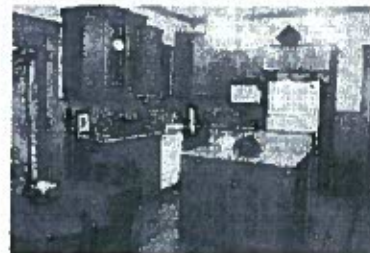


Attachment F.3 Biographical Data on Owners and Occupants of 4615 Caswell Avenue

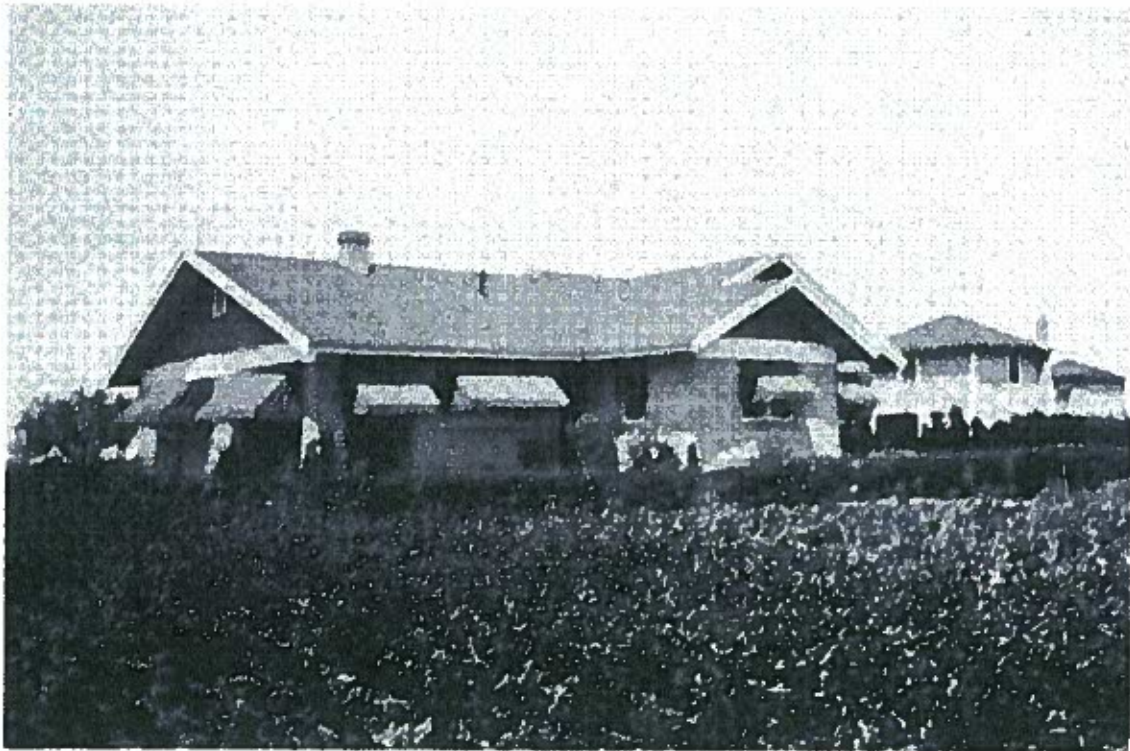
Photographs taken in June 1997



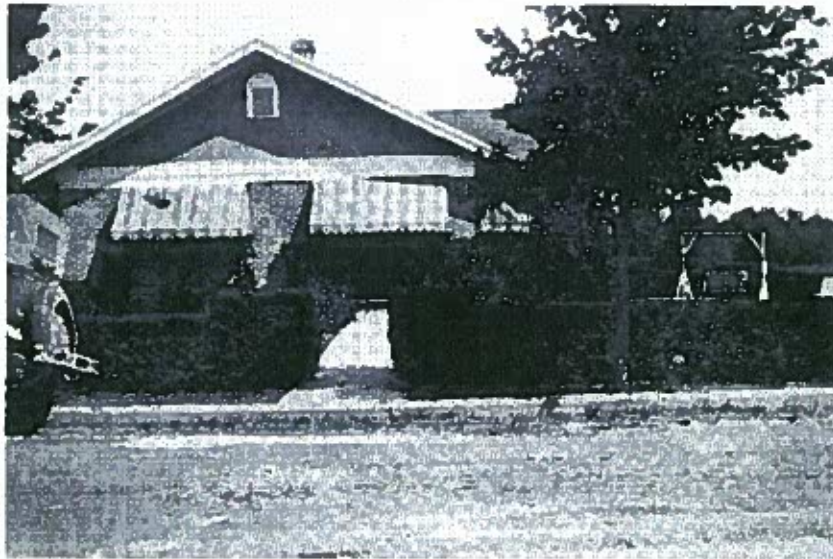
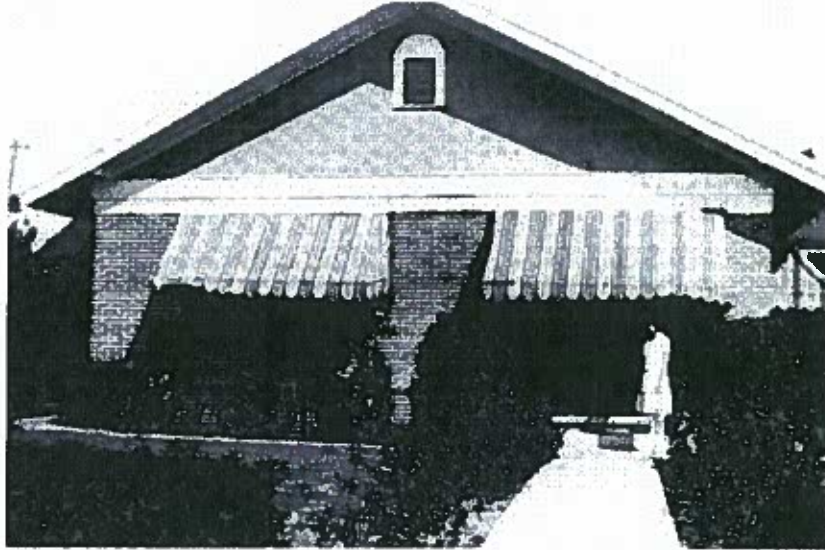
Photographs taken in June 2003  
Hyde Park Historic Homes Tour



**This photograph, believed to have been taken in 1921, was provided by William John Morrison's granddaughter, Barbara Morrison Lyon.**



These photographs, apparently taken in the late 1920's, were provided by Mrs. Helen LaVerne Smith Richard, daughter of Albert and Amanda Smith.



These undated photographs (one of them probably taken in 1948) were also provided by Mrs. Richard.



## **Attachment F.9 Brief Historical Narrative of 4615 Caswell Avenue**

### **Chronology and Overview of the Property's History and Development**

Ridgetop Annex was platted in 1910 by W.T. Caswell. Lots 1 & 2 in Block 12 of Ridgetop Annex were first purchased in 1913.

In 1919, Mary Saul Walker purchased the property, married William John Morrison, and constructed the existing home. They moved into the home in the spring of 1920.

The Smith family built a garage and garage apartment in the mid-1930s. According to former owners, the original structure burned in the mid-1980s and was replaced with modern construction. It is not part of this application.

The Whittingtons purchased the home in 1997. The home had been rental property for 15 years and was in a state of terrible disrepair and was not livable. After consulting several contractors, including one who recommended that they demolish the home, the Whittingtons selected Jeff Derebery, owner of Next Generation Restorations. They spent six months restoring the home and moved into it in March of 1998.

In 2003, the home was included in the Hyde Park Historic Homes Tour.

The 1935 and 1959 Sanborn Maps show the original footprint of the house, which remains unchanged today. Over the history of the property, owners subdivided parts of Lots 1 & 2 and sold them. New homes were built on these new subdivided lots.

#### **List of Historical Records for the Property (attached to Application):**

- Plat of Ridgetop Annex, W.T. Caswell's Addition, Austin, Texas
- Sanborn Fire Insurance Map 1935
- Sanborn Fire Insurance Map 1959
- Survey Plat from 1995
- Hyde Park Historic Homes Tour brochure

**Attachment F.9 Brief Historical Narrative of 4615 Caswell Avenue****Summary of the Primary Uses, Occupants, and Important Persons**

The home has been used as a residence for many different families since its completion in 1920. The important persons associated with the site are Mary Saul Walker Morrison and William John Morrison, who built the house, and Albert and Amanda Smith who resided in the house for 37 years.

Mary Saul Walker Morrison	b. 12/05/1879	d. 08/29/1920	m. 1919
William John Morrison	b. 01/19/1878	d. 09/28/1933	
Albert Frank Smith	b. 08/30/1880	d. 05/22/1958	m. 06/14/1905
Amanda Abrahamson Smith	b. 11/04/1879	d. 12/16/1963	

## Attachment F.9 Brief Historical Narrative of 4615 Caswell Avenue

## City Historic Landmark Criteria Justification

**§25-2-352(A)(1) Age of the Home**

The home meets the requirement specified by §25-2-352(A)(1) that the property must be at least 50 years old. As noted from the historical documentation in Attachment F.3, the home at 4615 Caswell Avenue was completed in 1920 making the home approximately 88 years old.

**§25-2-352(A)(2) Conveys its Historic Appearance**

The home meets the requirement specified by §25-2-352(A)(2) that the property retains sufficient integrity of materials and design to convey its historic appearance. As demonstrated by the historical photographs provided in Attachment F.7 and the 1935 and 1959 Sanborn Fire Insurance Maps provided in Attachment F.9, the home retains its historic appearance and footprint.

**§25-2-352(A)(3)(b) Additional Categories**

The home meets at least three of the criteria specified by §25-2-352(A)(3)(b).

**ARCHITECTURE**

First, the home meets the requirement specified by §25-2-352(A)(3)(b)(i) that the property embodies the distinguishing characteristics of a recognized architectural style, type or method of construction; represents technological innovation in design or construction; contains features representing ethnic or folk art, architecture, or construction; represents the significant work of a noted architect, builder or artisan; represents a rare example of an architectural style; or bears a physical or contextual relation to other historically or architecturally significant structures or areas.

The home is an excellent example of the Arts and Crafts or Craftsman style. It has a low-pitched, cross-gabled roof and is constructed of brown Elgin brick with stucco under the gables. The home features eaves with wide overhangs and exposed rafter tails. There is a recessed front porch with a large square column supporting the roof, and the front door opens directly into the living room. The living room, dining room, and sunroom have a total of 14 wooden casement windows and three large sash windows. The two bedrooms have a total of 13 double-hung sash windows.

## Attachment F.9 Brief Historical Narrative of 4615 Caswell Avenue

**HISTORICAL ASSOCIATIONS**

Second, the home meets the requirement specified by §25-2-352(A)(3)(b)(ii) that the property be substantially associated with persons, groups, institutions, businesses, or events of historical significance which contributed to the social, cultural, economic, development, or political history of the city, state, or nations; or the property is representative of a culture or group of people in a historical era through its architecture, method of construction, or use.

The home has significant associations with two separate families of historical significance who contributed to the history of Austin, Travis County, Williamson County, and the State of Texas.

Mary Louisa Saul Waiker Morrison was the daughter and granddaughter of Pioneers of Williamson County. The Saul family was instrumental in settling the Brushy Creek area of Williamson County, and they were wealthy land and cattle owners. William John Morrison married Mary in 1919.

Albert Frank Smith made significant contributions to the Swedish settlement, Kimbro, in Travis County. He opened the first general store in Kimbro, he was instrumental in establishing a post office in Kimbro, and he served as Post Master for eight years. He and his wife, Amanda Abrahamson Smith, were active in the Kimbro Free Church and the First Evangelical Free Church in Austin.

See Attachment F.3 Biographical Data on Owners and Occupants of 4615 Caswell Avenue for additional information about the Saul and Smith families.

**COMMUNITY VALUE**

Third, the home meets the requirement specified by §25-2-352(A)(3)(b)(iv) that the property possesses value to the community because it significantly represents the cultural, economic, social, ethnic, artistic, or historical heritage of the city or an area of the city; or because it has a location, physical characteristics, or other unique features which greatly contribute to the character or image of the city, a neighborhood, or a population group.

The location of the home greatly contributes to the character of the neighborhood. It is one of the few examples of a brick Arts and Crafts home in North Hyde Park. There are two historic homes located nearby. The Worley House is across East 47<sup>th</sup> Street and the Patterson House is two blocks west on East 47<sup>th</sup> Street.

## A. APPLICATION FOR HISTORIC ZONING

OK to go  
55  
11-4-08

### PROJECT INFORMATION:

#10214708

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>11-21-08</u>	FILE NUMBER(S) <u>C14H-2008-0039</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER <u>S. Sadowsky</u>	CITY INITIATED: YES / <u>NO</u>
APPLICATION ACCEPTED BY: <u>Rosenberg</u>	ROLLBACK: YES/NO

### BASIC PROJECT DATA:

1. OWNER'S NAME: Vernon R. Whittington and Pamela Pruitt Whittington
2. PROJECT NAME: Saul-Morrison-Smith House
3. PROJECT STREET ADDRESS (or Range): 4615 Caswell Avenue  
ZIP 78751 COUNTY: Travis

### AREA TO BE REZONED:

4. ACRES Approx. <u>.33</u> Acre					
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
SF-3 NCCD	Residential		.33 Acres	Residential	SF-3 H NCCD

### RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	NO
7. RESTRICTIVE COVENANT?	NO
8. SUBDIVISION?	NO
9. SITE PLAN?	NO

**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):**

**10a. SUBDIVISION REFERENCE:** Name: Ridgeway Annex  
Block 12 Lot: 82% of Parts C & D Redub of Lot 1  
(Per TCAD - Part of Lot D \* Resub of Lot 1 Blk 12 OLT 16 Div C Ridgeway Annex)  
Plat Book: Volume 13  
Page Number: 26  
**10b. METES AND BOUNDS** N/A

**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**

**11. VOLUME:** 13034 **PAGE:** 2439 **TAX PARCEL I.D. NO.** 02201011170000

**OTHER PROVISIONS:**

**12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE?** YES  
TYPE OF COMBINING DIST/OVERLAY ZONE NCCD

**13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT?** NO

**14. IS A TIA REQUIRED?** NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

**OWNERSHIP TYPE:**

**15.** ☐ SOLE ☒ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

**OWNER INFORMATION:**

**16. OWNER CONTACT INFORMATION**  
SIGNATURE: *Pamela Pruitt Whittington*  
NAME: Pamela Pruitt Whittington  
TELEPHONE NUMBER: 512-452-9776  
STREET ADDRESS: 4815 Caswell Avenue  
CITY: Austin STATE: Texas ZIP CODE: 78751  
EMAIL ADDRESS: pamw48@yahoo.com

**AGENT INFORMATION (IF APPLICABLE):**

**17. AGENT CONTACT INFORMATION**  
SIGNATURE: \_\_\_\_\_ NAME: \_\_\_\_\_  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
STREET ADDRESS: *Same as above*  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_

**DEPARTMENTAL USE ONLY:**

## **D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION**

### **SUBMITTAL VERIFICATION**

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependant upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Pamela Pruitt Whittington 11/19/2008  
Signature Date

Pamela Pruitt Whittington  
Name (Typed or Printed)

N/A  
Firm (If applicable)

### **INSPECTION AUTHORIZATION**

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Pamela Pruitt Whittington 11/19/2008  
Signature Date

**Pamela Pruitt Whittington**

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, Pamela Pruitt Whittington, have checked for subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

4615 Caswell Avenue, Austin, Texas 78751

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

  
(Applicant's signature)

  
(Date)

TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 1038535

ACCOUNT NUMBER: 02-2010-1117-0000

PROPERTY OWNER:

WHITTINGTON VERNON R & PAMELA  
PAMELA PRUITT WHITTINGTON  
4615 CASWELL AVE  
AUSTIN, TX 78751-3316

PROPERTY DESCRIPTION:

82% OF PART OF LOT D \* RESUB OF LO  
T 1 BLK 12 OLT 16 DIV C RIDGETOP A  
NNEX

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 4615 CASWELL AVE B

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2008	AUSTIN ISD	2,012.45
	CITY OF AUSTIN (TRAV)	1,487.33
	TRAVIS COUNTY	1,161.58
	TRAVIS COUNTY HEALTHCARE DISTRICT	191.34
	ACC (TRAVIS)	306.92

TOTAL SEQUENCE 0 5,159.62

TOTAL TAX:	5,159.62
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	5,159.62

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2008 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 11/07/2008

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 